

CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton, City Planner

Date: 03.026.2012

RE: CUP # 006-12 U-Haul and Self Storage

Case Information:

Case:	CUP# 007-12
Applicant:	Rashmit Loomba
Parcel(s):	15N18 006, 18N18 007, 15N18B 017
Area:	2.3 acres
Location:	9533 Main Street
Property Owner:	Brenda Reeves Thompson
Current Zoning::	DT-CMU
Council Ward:	2

Applicant's Request:

Recreation Center Facility - Commercial at 9533 Main Street

Surrounding Land Uses:

NORTH:	DT-CMU
EAST:	DT-LR
WEST:	DT-CMU
SOUTH:	DT-CMU

Background, Issues and Analysis:

The subject property is currently vacant. The subject location was the original site of the Reeves Floral Supply and the historical use of this property was warehouse/distribution/office. The applicant is requesting a Conditional Use Permit to operate a Children's Entertainment Facility.

Review Criteria: Staff will need to base its recommendation on the conditional use determination criteria outlined in Land Development Ordinance Code Section 7.503;

In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Conditional Use Permit, whether to limit the time such Conditional Use is allowed and whether to restrict the Conditional Use to a particular owner or party.

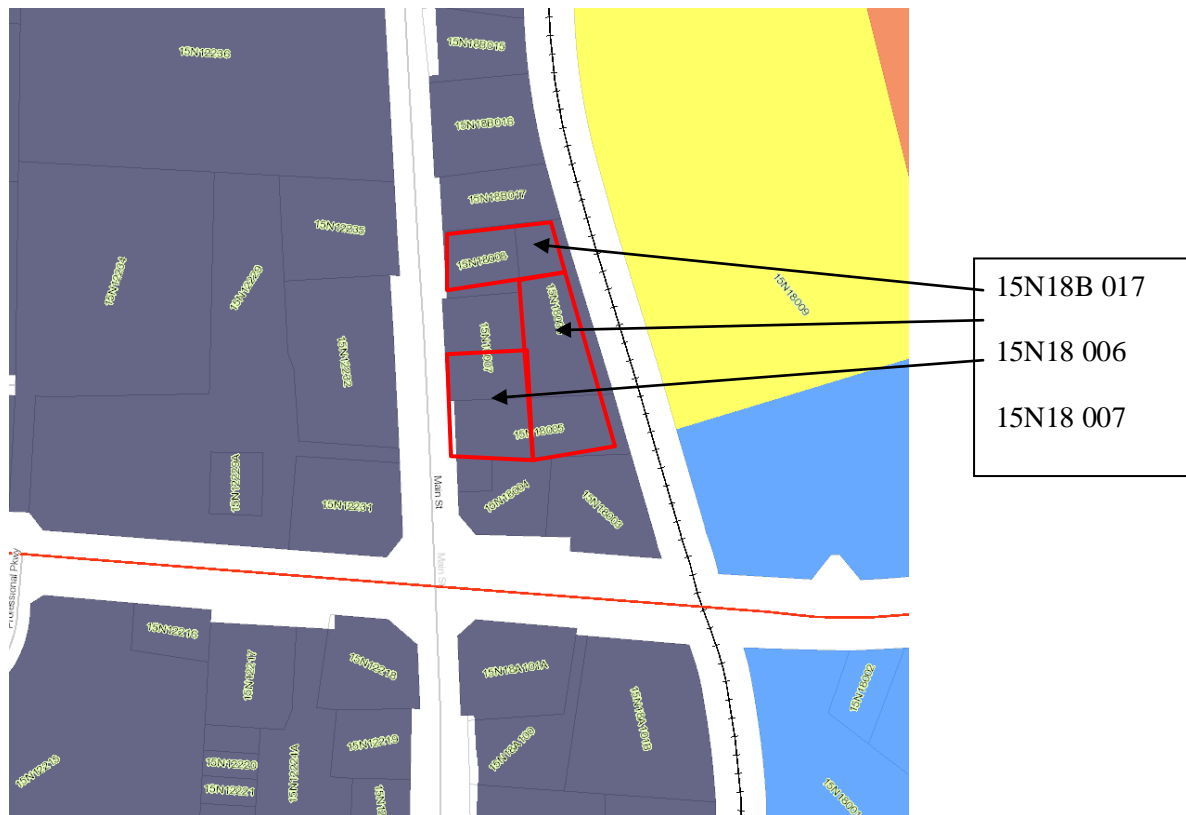
- a. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.**
- b. Whether or not the use is otherwise compatible with the surrounding area.**
- c. Whether or not the use proposed will result in a nuisance as defined under state law.**
- d. Whether or not quiet enjoyment of surrounding property will be adversely affected.**
- e. Whether or not property values of surrounding property will be adversely affected.**
- f. Whether or not adequate provisions are made for parking and traffic considerations.**
- g. Whether or not the site or intensity of the use is appropriate.**
- h. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**
- i. Whether or not adequate provisions are made regarding hours of operation.**
- j. Whether or not adequate controls and limits are placed on commercial and business deliveries.**
- k. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**
- l. Whether or not the public health, safety, welfare or moral concerns of the surrounding**

neighborhood will be adversely affected.

- m. Whether the application complies with any applicable specific requirements set forth in this chapter for Conditional Use Permits for particular types of uses.
- n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.
- o. Whether the Conditional Use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.

Development Process Committee Recommendation:

At the May 9, 2012 meeting, the Development Process Committee voted unanimously to approve the applicants request for Recreation Center/ Facility – Commercial to be permitted by Conditional Use Permit at 9533 Main Street Map and Parcels 15N18 006, 15N18 007 and 15N18B 017 of 2.3 acres.





- 15N18B 017
- 15N18 006
- 15N18 007



